

Submitted March 23, 2016
Approved as of
Date March 23, 2016

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 03-2016
Wednesday, February 10, 2016**

The City of Rockville Planning Commission convened in regular session in the
Mayor and Council Chambers at 7:00 p.m.
Wednesday, February 10, 2016

PRESENT

Charles Littlefield, Chair
Anne Goodman Jack Leiderman
Don Hadley Gail Sherman
David Hill John Tyner, II

Present: Andrew Gunning, Deputy Director
Eliot Schaefer, Assistant City Attorney
Jim Wasilak, Chief of Zoning
Cas Chasten, Principal Planner
Bobby Ray, Planning Manager
Jim Woods, Senior Engineer
Greg Lyons, Senior Transportation Engineer
Deane Mellander, Zoning Administrator
David Levy, Chief, Long Range Planning
Cindy Kebba, Principal Planner

I. REVIEW AND ACTION

- A. **Level 2 Site Plan STP2015-00238, JBG/5 Choke Cherry, LLC & JBG/Market Square, LLC** – for approval to develop Blocks B and C, the final phase of the Upper Rock District with 34,700 square feet of retail and commercial services related land uses; property located at 5 Choke Cherry Road, zoned PD-UR (Planned Development – Upper Rock).

Cas Chasten presented the staff report along with the request for a 13% parking waiver, and answered questions from the Commission.

Bob Harris of Lerch, Early and Brewer represented the applicant and presented the project, along with Kevin Johnson (engineer) and Mark Kersman (architect). Mr. Harris requested changes in conditions regarding the timing of the recordation of the plat, the elimination of the condition for a wall, and he requested that he be able to demonstrate that the owner already funded a portion of a bike lane project within Upper Rock to satisfy one of the conditions.

Commissioner Hill moved, seconded by Commissioner Hadley, approval of the site plan and

the parking waiver, with revisions to several conditions:

- Condition 5 regarding the submittal of a final record plat was amended to allow the potential for an extension by the Director of Public Works.
- Condition 7-G regarding the dedication of streets was eliminated.
- Condition 7-K regarding bike lane improvements was modified to allow the applicant to demonstrate whether full payment was already made, thus possibly satisfying the condition.
- Condition 10 regarding the construction of a wall was eliminated.
- A new condition 10 was added to require a review by staff of the effects of the parking reduction within the site, and to require a shared parking agreement if deemed necessary.

The motion passed, 7-0.

- B. **Sectional Map Amendment:** Proposal to authorize the filing of a Sectional Map Amendment to correct certain mistakes in the application of the Park Zone, the R-200 Zone, and the R-60 Zone on the zoning map.

Deane Mellander presented the proposal to authorize the filing and provided background on each property affected. He indicated that the property owners impacted have been notified.

Commissioner Leiderman moved, seconded by Commissioner Hill, to authorize the filing of the sectional map amendment. The motion passed, 7-0.

Commissioner Leiderman moved, seconded by Commissioner Tyner, to recommend approval of the proposed sectional map amendment to the Mayor and Council. The motion passed, 7-0.

II. **COMPREHENSIVE MASTER PLAN – ROCKVILLE’S PIKE NEIGHBORHOOD PLAN**

Draft Rockville’s Pike Neighborhood Plan: for the Planning Commission to make final decisions on plan language and discuss the contents of the letter that will transmit the draft plan to the Mayor and Council.

Cindy Kebba and David Levy led the discussion with the Commission regarding the final items on the list of Commission considerations for the draft Rockville Pike Plan. The Commission directed that a final draft be brought back with all the changes that have been requested.

III. **COMMISSION ITEMS**

- A. **Staff Liaison Report** – Andrew Gunning provided an update regarding the Commission’s next meeting.
- B. **Old Business** – none
- C. **New Business** – none
- D. **Minutes** - none
- E. **FYI Correspondence** – none

IV. ADJOURN

There being no further business to come before the Planning Commission, the meeting adjourned at 11:41 p.m.

Respectfully Submitted,

Andrew Gunning, Commission Liaison